



West Truckee Meadows Citizens Advisory Board

Meeting Agenda

NOVEMBER 9, 2015 6:00 P.M.

Roy Gomm Elementary School, 4000 Mayberry Drive, Reno, NV

Pursuant to NRS 241.020, this notice has been posted at the Washoe County Administration Building (1001 E. Ninth Street, Bld. A); Washoe County Courthouse (75 Court Street), Downtown Reno Library (301 S. Center St.), Sparks Justice Court (1675 East Prater Way), Roy Gomm Elementary School (4000 Mayberry Drive), and online at www.washoecounty.us/cab. Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance should notify Washoe County CAB Program, at 775.328.2720, two working days prior to the meeting. All numbered or lettered items on this agenda are hereby designated for possible action as if the words 'for possible action' were written next to each item, except for items marked with an asterisk (*). Items on this agenda may be taken out of order, combined with other items, discussed or voted as a block, removed from the agenda, moved to another agenda of another later meeting as discretion by the Chairman. Support documentation for the items on the agenda, provided to the CAB is available to members of the public at the County Manager's Office (1001 E. 9th Street, Bldg. A, 2nd floor, Reno, NV), Sarah Tone, Office of the County Manager, 775.328.2721.

1. *CALL TO ORDER/PLEDGE OF ALLEGIANCE

2. *ROLL CALL/DETERMINATION OF A QUORUM

3. *PUBLIC COMMENT – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. Additionally, during action items [those not marked by an asterisk (*)], public comment will be heard on that particular item before action is taken. Members of the public are requested to submit a "Request to Speak" form to the Board Chairman. Comments are to be addressed to the Board as a whole.

4. APPROVAL OF THE AGENDA FOR THE MEETING OF NOVEMBER 9, 2015

5. APPROVAL OF THE MINUTES FOR THE MEETING OF SEPTEMBER 14, 2015

6. *COUNTY UPDATE - Commissioner Marsha Berkbigler will provide updated information on discussions and actions by the Board of County Commissioners (BCC). Commissioner Berkbigler may be reached at 775-328-2005 or mberkbigler@washoecounty.us. (This item is for information only and no action will be taken by the CAB.)

7. DEVELOPMENT PROJECTS – The project description is provided below with links to the application or you may visit the Planning and Development Division website and select the Application Submittals page:

http://www.washoecounty.us/comdev/da/da_index.htm.

A. [Master Plan Amendment Case Number MPA15-005 and Regulatory Zone Amendment Case Number RZA15-008 \(Ridges at Hunter Creek\)](#)

– Request for community discussion and feedback on a proposed Master Plan Amendment and Regulatory Zone Map change that will result in a potential increase of 32 lots throughout 154.99 acres located south of Woodchuck Circle and Hunters Peak road and West of Hawken Drive. The Master Plan amendment is a request to change a master plan category from a mix of rural and suburban residential to rural, rural residential and suburban residential. The Regulatory Zone Amendment is to amend the Southwest Truckee Meadows Regulatory Zone Map to change the regulatory zone from mix of general rural and low density suburban to 69.95 acres of general rural, 59.2 acres of high density rural and 26.1 acres of low density suburban. Changes request within this application would include and result in administrative changes to the Southwest Truckee Meadows Area Plan including revised maps and updated text.

- **Applicant:** The Ridges at Hunter Creek, LLC and Ridges Development Inc.
- **Location:** South of Woodchuck Circle and Hunters Peak Road and West of Hawken Drive
- **APN:** 041-671-01, 041-0650-02, 041-662-12 & 41-650-03
- **Reviewing body:** Planning Commission, December 9, 2015
- **Staff:** Trevor Lloyd, Washoe County Senior Planner, 775-328-3620, tlloyd@washoecounty.us

8. *CHAIRMAN/BOARD MEMBER ITEMS - This item is limited to announcements by CAB members of topics/issues posed for future workshops/agendas. (This item is for information only and no action will be taken by the CAB.)

9. *PUBLIC COMMENT – Limited to no more than three (3) minutes. Anyone may speak pertaining to any matter either on or off the agenda. Members of the public are requested to submit a "Request to Speak" form to the Board Chairman. Comments are to be addressed to the Board as a whole. (This item is for information only and no action will be taken by the CAB.)

10. ADJOURNMENT